

1 BILL NO. R-86-02-09

2 DECLARATORY RESOLUTION NO. R-18-86

3 A DECLARATORY RESOLUTION confirming
4 the designation of an "Economic Re-
5 vitalization Area" under I.C. 6-1.1-
6 12.1 for property commonly known as
7 2802 Congressional Parkway, Fort Wayne,
8 Indiana. (Jean S. Huguenard, Peti-
9 tioner).

10 WHEREAS, Common Council has previously designated by
11 Declaratory Resolution the following described property as an
12 "Economic Revitalization Area" under Division 6, Article II,
13 Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana,
14 of 1974, as amended and I.C. 6-1.1-12.1., to-wit:

15 Lot 73 in Congressional Industrial Park,
16 Section II in the City of Fort Wayne
17 according to the plat thereof recorded
18 in Plat Record 45, pages 26-29 in the
19 Office of the Recorder of Allen County,
20 Indiana;

21 said property more commonly known as 2802 Congressional Parkway,
22 Fort Wayne, Indiana;

23 WHEREAS, recommendations have been received from the
24 Committee on Finance and the Department of Economic Development
25 concerning said Resolution;

26 WHEREAS, notice of the adoption and substance of said
27 Resolution has been published in accordance with I.C. 5-3-1 and
28 a public hearing has been conducted on said Resolution;

29 WHEREAS, if said Resolution involves an area that has
30 already been designated an allocation area under I.C. 36-7-14-39,
31 the Fort Wayne Redevelopment Commission has adopted a Resolution
32 approving the designation.

33 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF
34 THE CITY OF FORT WAYNE, INDIANA:

35 SECTION 1. That, the Resolution previously designating
36 the above described property an "Economic Revitalization Area" is
37 confirmed in all respects.

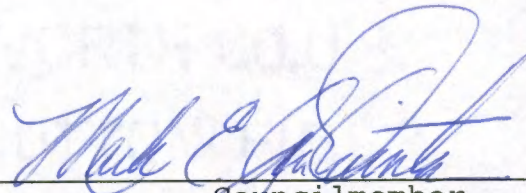
1 Page Two

2 SECTION 2. That, the hereinabove described property is
3 hereby declared an "Economic Revitalization Area" pursuant to
4 I.C. 6-1.1-12.1, said designation to begin on the effective date
5 of this Resolution and continue for a one (1) year period. Said
6 designation shall terminate at the end of that one (1) year period.

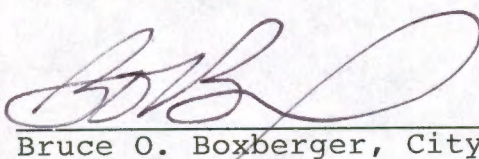
7 SECTION 3. That, said designation of the hereinabove
8 described property as an "Economic Revitalization Area" shall
9 only apply to a deduction of the assessed value of real estate.

10 SECTION 4. That it is the preliminary intent of Common
11 Council to recommend a ten (10) year deduction from the assessed
12 value of the real property. However, pursuant to I.C. 6-1.1-12.1-
13 3(b), final determination of the length of the entitled deduction
14 will not be made by Common Council until receipt from the County
15 Auditor of the owner's application.

16 SECTION 5. That this Resolution shall be in full force
17 and effect from and after its passage and any and all necessary
18 approval by the Mayor.

19
20 
21 Councilmember

22 APPROVED AS TO FORM
23 AND LEGALITY

24 
25 Bruce O. Boxberger, City Attorney
26
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Read the first time in full and on motion by Dir Jurek, seconded by Lee, and duly adopted, read the second time by title and referred to the Committee Finance (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne Indiana, on Tuesday, the 25th day of February, 19 86, at 7:00 o'clock P..M., E.

DATE: 2-11-86

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Dir Jurek, seconded by Estark, and duly adopted, placed on its passage. PASSED (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>BRADBURY</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>BURNS</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>EISBART</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>GiaQUINTA</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>HENRY</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>REDD</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>SCHMIDT</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>STIER</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>TALARICO</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>

DATE: 2-25-86

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (~~ANNEXATION~~) (~~APPROPRIATION~~) (GENERAL) (~~SPECIAL~~) (~~ZONING MAP~~) ORDINANCE (RESOLUTION) NO. B-18-86 on the 25th day of February, 19 86,

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Samuel J. Talarico
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 26th day of February, 19 86, at the hour of 2:30 o'clock P..M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 3rd day of March, 19 86, at the hour of 2⁰⁰ o'clock P..M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR

RECEIVED

JAN 29 1986

ECONOMIC
DEVELOPMENT

APPLICATION FOR DESIGNATION
AS AN ECONOMIC REVITALIZATION AREA
-REAL ESTATE TAX ABATEMENT-

This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant Jean S. Huguenard
2. Owner(s) C-P Development, Inc.
3. Address of Owner(s) 2100 Goshen Rd., Suite 226
Ft Wayne IN 46808
4. Telephone Number of Owner(s):() 219-482-4277
5. Relationship of Applicant to Owner(s) if any
6. Address of Applicant Same
7. Telephone number of Applicant:() Same
8. Address of Property Seeking Designation
2802 Congressional Pkw., Ft Wayne IN 46808
9. Legal Description of Property Proposed for Designation
(may be attached) Lot 73 in Congressional Industrial Park,
Section II in the City of Ft Wayne according to the plat thereof
recorded in Plat Rec ord 45, pages 26-29 in the office of the Recorder
of Allen County, Indiana
10. Township Washington
11. Taxing District Ft Wayne - Washington

12. Current Zoning M-2
13. Variance Granted (if any) _____
14. Current Use of Property
- a. How is property presently used? _____
Vacant Land
- b. What Structure(s) (if any) are on the property? _____
None
- b. What is the condition of this structure/these structures? _____
15. Current Assessed Value of Real Estate 100.00
- a. Land 100.00
- b. Improvements _____
16. Amount of Total Property Taxes Owed During the Immediate Past Year
\$7.82
17. Description of Proposed Improvements to the Real Estate
12,000 SF Multi-tenant building for light assembly work and warehousing.
18. Development Time Frame
- a. When will physical aspects of development or rehabilitation begin?
Spring 1986
- b. When is completion expected? Summer 1986
19. Cost of Project (not including land costs) 380,000

20. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be employed at or in connection with the project after it is completed? 50

b. What is the nature of those jobs? clerical,
light assembly and warehousing

c. Anticipated time frame for reaching employment level stated above?

6 months

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) none

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"?

Lack of development

Efficient utilization of vacant land.

23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? _____

Provide employment.

Will increase tax base in the long run.

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof.

None

25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated?

Yes _____

No X

26. Financing on Project

What is the status of financing connected with this project? Commercial Loan - Summit Bank

I hereby certify that the information and representation on this Application are true and complete.

CP DEVELOPMENT, INC.

Jean S. Huguenard
Signature (s) of Owners

1-29-86

Date

Jean S. Huguenard, Secretary

Information Below to be filled in by Department of Economic Development:

Date Application Received:

Date Application Forwarded to Law Dept:

Date of Legal Notice Publication:

Date of Public Hearing:

Approved or Denied?

Date:

Allocation Area:

SUMMARY SHEET & ECONOMIC DEVELOPMENT RECOMMENDATION
FOR
"ECONOMIC REVITALIZATION AREA"
IN
CITY OF FORT WAYNE, INDIANA

Name of Applicant: Jean S. Huguenard
Site Location: 2802 Congressional Parkway
Lot 73 in Congressional Industrial Park
Councilmanic District: 3rd Existing Zoning: M-2
Nature of Business: Spec Industrial Building
Project is located in the following:

	<u>Yes</u>	<u>No</u>
Designated Downtown Area	<u> </u>	<u>x</u>
Urban Enterprise Zone	<u> </u>	<u>X</u>
Redevelopment Area	<u> </u>	<u>X</u>
Platted Industrial Park	<u>X</u>	<u> </u>
Flood Plain	<u> </u>	<u>X</u>

Description of Project:

Construction of a 12,000 sq. ft. multi-tenant building for light
assembly work and warehousing. Will be subdivided into six (6)
2,000 sq. ft. spaces for small business.

Type of Tax Abatement: Real Property X Manufacturing Equipment
Estimated Project Cost: \$ 380,000.00 Permanent Jobs Created: 50

STAFF RECOMMENDATION:

As stated per the established policy of the Division of Economic Development, the following recommendations are hereby made:

- 1.) Designation as an "Economic Revitalization Area" should be granted. X Yes No
- 2.) Designation should be limited to a term of 1 year(s).
- 3.) The period of deduction should be limited to 10 year(s).

Comments: This project is located within a platted industrial park with all all services available. The 12,000 sq. ft. building will be divided into six (6) 2,000 sq. ft. industrial areas. As a result, quality industrial space will be available for small manufacturers located in the community. The 1985 Overall Economic Development Program states as a goal the development of industrial sites and buildings.

Staff Fred Baughman
Date 2/14/86

Director [Signature]
Date 2-18-86



The City of Fort Wayne

February 12, 1986

Ms. Trudy Sterling
Fort Wayne Newspapers, Inc.,
600 West Main Street
Fort Wayne, IN 46802

Dear Ms. Sterling:

Please give the attached full coverage on the date of
February 15, 1986, in both the News Sentinel and Journal
Gazette.

RE: Legal Notice for Common Council
of Fort Wayne, IN

Declaratory Resolutions

Bill No. R-86-02-02 & R-86-02-03
Bill No. R-86-02-04 & R-86-02-05
Bill No. R-86-02-06 & R-86-02-07
Bill No. R-86-02-08 & R-86-02-09

Please send us 4 copies of the Publisher's Affidavit from
both newspapers.

Thank you.

Sincerely yours,

A handwritten signature in cursive script, reading "Sandra E. Kennedy".

Sandra E. Kennedy
City Clerk

SEK/ne
ENCL: 4

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL

(RESOLUTIONS NO. R-86-02-08 AND R-86-02-09)

Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on February 25, 1986,
date

designating property at 2802 Congressional Parkway, Fort Wayne, IN., (Jean S. Hugenard, Petitioner)

an Economic Revitalization Area. A description of the affected area can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified and confirmed or rescinded on Tuesday, February 25, 1986, at 7:00 P.M.,
date, time & place
Common Council Conference Room 128, City-County Bldg., One Main Street, Fort Wayne, IN

If confirmed, said designation shall continue for one (1) year after confirmation.

All interested persons are invited to attend and be heard at the public hearing.



Sandra E. Kennedy
City Clerk

Fort Wayne Common Council
(Governmental Unit)

AllenCounty, IN

ToJOURNAL-GAZETTE
P.O. BOX 100
FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines

Headnumber of lines4

Bodynumber of lines17

Tailnumber of lines2

Total number of lines in notice23

COMPUTATION OF CHARGES

23lines, 1columns wide equals 23equivalent lines at 300¢\$ 6.90.
cents per line

Additional charge for notices containing rule or tabular work (50 per cent of above amount)

Charge for extra proofs of publication (50 cents for each proof in excess of two) 2 extra1.00

TOTAL AMOUNT OF CLAIM\$ 7.90.

DATA FOR COMPUTING COST

Width of single column 12.5 picasSize of type 6point

Number of insertions 1Size of quad upon which type is cast 6

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

DateFeb. 15, 1986

TitleCLERK

FORM #904

PUBLISHER'S AFFIDAVIT

State of Indiana
ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Roose who, being duly sworn, says that he/she is CLERK of the JOURNAL-GAZETTE DAILY newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for one time the dates of publication being as follows: 2/15/86

Subscribed and sworn to me before this 15th day of February, 1986

Anne M. PerkinsNotary Public

My commission expires November 29, 1989

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL
(RESOLUTIONS NO. R-86-02-08 AND R-86-02-09)
Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on February 25, 1986 designating property at 2802 Congressional Parkway, Fort Wayne, IN (Jean S. Hugenard, Petitioner) an Economic Revitalization Area. A description of the affected area can be inspected in the County Assessor's office.
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All interested persons are invited to attend and be heard at the public hearing.
Sandra E. Kennedy
City Clerk

2-15

Fort Wayne Common Council

(Governmental Unit)

Allen

County, IN

To

NEW-SENTINEL

Dr.

P.O. BOX 100

FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines

Head number of lines

Body number of lines

Tail number of lines

Total number of lines in notice

4

17

2

23

COMPUTATION OF CHARGES

23 1 23 .300¢ \$ 6.90

lines, columns wide equals equivalent lines at cents per line

Additional charge for notices containing rule or tabular work (50 per cent of above amount)

Charge for extra proofs of publication (50 cents for each proof in excess of two) 2 extra 1.00

TOTAL AMOUNT OF CLAIM \$ 7.90

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Width of single column 12.5 picas Size of type 6 point

Number of insertions 1 Size of quad upon which type is cast 6

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I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Date Feb. 15 19 86

Title CLERK

FORM #903

PUBLISHER'S AFFIDAVIT

State of Indiana

ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Roose who, being duly sworn, says that he/she is CLERK of the NEWS-SENTINEL DAILY a newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, one time which was duly published in said paper for the dates of publication being as follows: 2/15/86

Subscribed and sworn to me before this 15th day of February 19 86

Anne M. Perkins Notary Public

My commission expires November 29, 1989

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL
(RESOLUTIONS NO. R-86-02-08 AND R-86-02-09)
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All interested persons are invited to attend and be heard at the public hearing.
Sandra E. Kennedy
City Clerk

Admn. Appr. _____

DIGEST SHEETTITLE OF ORDINANCE Declaratory ResolutionB-86-02-09DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution confirming the designation
of an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property
commonly known as 2802 Congressional Parkway, Fort Wayne, Indiana.

(Jean S. Huguenard, Petitioner).

EFFECT OF PASSAGE A 12,000 SF multi-tenant building for light assembly
work and warehousing will be constructed on land that is presently
vacant, creating approximately 50 new jobs, increasing the tax base
in the long run.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$380,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) _____

BILL NO. R-86-02-09

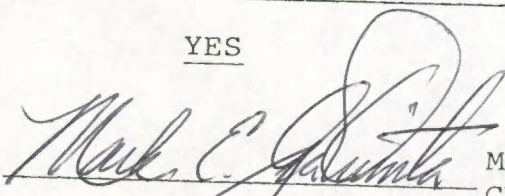
REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS
REFERRED AN (~~ORDINANCE~~) (RESOLUTION) confirming the designation of
an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for
property commonly known as 2802 Congressional Parkway, Fort Wayne,
Indiana (Jean S. Hugenard, Petitioner)

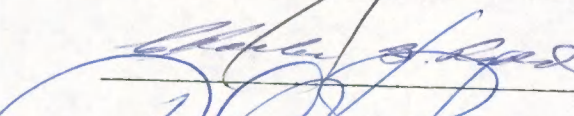
HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION AND BEG
LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID (~~ORDINANCE~~)
(RESOLUTION) _____

YES

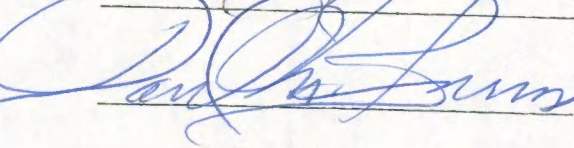
NO



MARK E. GiaQUINTA
CHAIRMAN

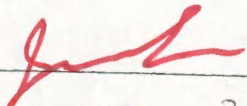


CHARLES B. REDD
VICE CHAIRMAN



PAUL M. BURNS

JANET G. BRADBURY



JAMES S. STIER

CONCURRED IN 2-25-86

SANDRA E. KENNEDY
CITY CLERK